



MINUTES

Thursday, October 24, 2024

Board Room – 2nd Floor

ROLL CALL

President Colbruno called the Regular Meeting of October 24, 2024 to order at the hour of 1:12 p.m. and the following Commissioners were in attendance:

Present: **6** - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, Second Vice-President Barbara Leslie, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: **1** - Commissioner Yui Hay Lee

1. CLOSED SESSION

President Colbruno convened the Board in Closed Session at 1:13 p.m. to hear the following Items:

1.1 CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to California Government Code Section 54957.6):

Agency Designated Representative: Michael Mitchell

Employee Organizations: International Federation of Professional and Technical Engineers, Local 21; Service Employees International Union, Local 1021; Western Council of Engineers; International Brotherhood of Electrical Workers, Local 1245 And Unrepresented Employees: Port Employee Units H/M

File ID: [\[341-24\]](#)

1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)

Property: Various Properties Surrounding the Existing Inner and Outer Harbor Turning Basins in the Oakland Navigation Channel

Negotiating Parties: Various Property Owners Surrounding the Existing Inner and Outer Harbor Turning Basins and The Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

Property: Seaport Area

Negotiating Parties: Existing and Future Tenants, and the Port of Oakland

Agency Negotiator: Bryan Brandes, Director of Maritime

Under Negotiation: Price and Terms of Payment

File ID: [\[343-24\]](#)

OPEN SESSION/ROLL CALL

President Colbruno called the Regular Meeting of October 24, 2024 to order in Open Session at the hour of 4:39 p.m.

Present: 6 - Commissioner Stephanie Dominguez Walton, Commissioner Arabella Martinez, Commissioner Jahmese Myres, Second Vice-President Barbara Leslie, First Vice-President Andreas Cluver and President Michael Colbruno

Excused: 1 - Commissioner Yui Hay Lee

CLOSED SESSION REPORT

Port Attorney, Mary Richardson, reported that the Board had taken no final action in Closed Session.

OPEN FORUM

The following members of the Public addressed the Board in Open Forum:

Emily Reyes, Rocio Lopez, Anna Sevillanos, Magda de Leon, Martha Chavez, Ana Ceballos, and Sanjay Garla.

Paloma Aspe of International Contact, Inc. provided interpretation services.

Director of Aviation, Craig Simon and Port Attorney, Mary Richardson addressed the Board in Open Forum.

2. CONSENT ITEMS

Secretary of the Board, Daria Edgerly, introduced the Consent Items.

A motion was made by Commissioner Martinez, seconded by Second Vice-President Leslie, that the be approved. The motion carried by the following vote:

Ayes: 6 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: 1 - Commissioner Lee

- 2.1 Resolution 24-82:** Approve and Authorize the Executive Director to Execute an Amendment to the Agreement with Covenant Aviation Security, LLC to Extend the Existing Agreement for Two Years to August 31, 2027, with No Increase in Maximum Compensation and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[325-24\]](#)

This Resolution was approved.

- 2.2 Resolution 24-83:** Approve and Authorize the Executive Director to Execute an Amendment to the Letter of Agreement with the San Francisco Bay Area Rapid Transit District to Extend the Term Through December 31, 2029, for the Port to Provide BART As-Needed Bus Service and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[327-24\]](#)

This Resolution was approved.

- 2.3 Resolution 24-84:** Approve and Authorize the Executive Director to (1) Negotiate and Execute a Professional Services Agreement with Navisite LLC for Managed Services and Operational Support for Oracle E-Business Suite on the Oracle Cloud Infrastructure Platform for a Five-Year Term with Two One-Year Options to Extend and a Maximum Compensation Not to Exceed \$2,087,000; and (2) if Negotiations with Navisite LLC are Unsuccessful, Negotiate with the Next Highest Rated Firms in Order of Ranking Until an Agreement is Reached, and Execute a Professional Services Agreement for a Maximum Compensation Not to Exceed \$2,900,000. **(Finance and Admin)**

File ID: [\[336-24\]](#)

This Resolution was approved.

- 2.4 Resolution 24-85:** Approve and Authorize the Port of Oakland Risk Manager to Execute All Necessary Documents to Renew the Port of Oakland Pollution Liability Insurance with Beazley Excess and Surplus Insurance, Inc. and Markel Specialty as Evanston Insurance Co., Arranged and Paid Through an Insurance Broker, Alliant Insurance Services, Inc., as Described Herein for a Three-Year Term, Subject to Minor Adjustments Upon Placement, and in an Amount Not to Exceed \$1,250,000. **(Finance & Admin)**

File ID: [\[337-24\]](#)

This Resolution was approved.

- 2.5 Minutes:** Approval of the Minutes of the Regular Meetings of July 25, 2024 and September 12, 2024. **(Board)**

File ID: [\[330-24\]](#)

The Minutes were approved.

- 2.6 Report:** Report of Appointments, Separations and Leaves of Absence for FY 2024-25 1st Quarter (July 1, 2024 - September 30, 2024). **(Finance & Admin)**

File ID: [\[333-24\]](#)

This Report was received and filed.

3. MAJOR PROJECTS

There were no "Major Projects" on the Agenda.

4. BUDGET & FINANCE

4.1 Report: Fiscal Year 2024 Financial Highlights. (Finance & Admin)

File ID: [\[326-24\]](#)

Chief Financial Officer, Julie Lam, presented Item 4.1.

Executive Director, Danny Wan and Director of Maritime, Bryan Brandes, addressed the Board on Item 4.1.

This Report was received and filed.

5. STRATEGY & POLICY

There were no "Strategy & Policy" Items to approve.

6. REMAINING ACTION ITEMS

6.1 Ordinance 4771: Approve and Authorize the Executive Director to Execute a Food Storage and Support Space/Use Permit With Each of the Five Food and Beverage Concessionaires Operating at San Francisco Bay Oakland International Airport; Specifically: HFF OAK Venture, LLC; Rylo Management; Soaring Food Group II, LLC; SSP America OAK, LLC and NNF Grewal, Inc., to Include a Total of Approximately 6,905 Square Feet of Concession Storage Support Space, for up to \$4,646,573.09 in Total Rent from January 1, 2022 through March 31, 2033 and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(Aviation)**

File ID: [\[328-24\]](#)

Aviation Director, Craig Simon, introduced Item 6.1.

A motion was made by Commissioner Martinez, seconded by Commissioner Dominguez Walton, that the Ordinance be approved. The motion carried by the following vote:

Ayes: **6 -** Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: **1 -** Commissioner Lee

6.2 Ordinance 4772: Approval of (a) Amendments to Tariff No. 2-A to Update Requirements and Set a Maintenance Charge for Emission Controls for Vessels at Berth, Including Shore Power,

Effective January 1, 2025; and (b) Amendments to Chapter 10.03 (Utilities Rates and Charges) and Appendix F (Master Utility Fee Schedule) of the Port of Oakland Administrative Code to Remove the Shore Power Maintenance Charge, Effective January 1, 2025; and Finding the Proposed Action is Exempt Under the California Environmental Quality Act **(Maritime)**

File ID: [\[318-24\]](#)

Jason Garben, Project Management Services Manager, presented Item 6.2.

A motion was made by First Vice-President Cluver, seconded by Commissioner Myres, that the Ordinance be approved. The motion carried by the following vote:

Ayes: **6** - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: **1** - Commissioner Lee

- 6.3 Ordinance 4773:** Approve and Authorize the Executive Director to Execute a Second Amendment to the License and Concession Agreement with ConGlobal Industries, LLC, to Extend the Term by Three Years Through June 30, 2028, Which Provides Average Annual Fixed Rent of Approximately \$2.7 million; and Finding that the Proposed Action is Exempt under the California Environmental Quality Act (CEQA) **(Maritime)**

File ID: [\[319-24\]](#)

Jason Garben, Project Management Services Manager, presented Item 6.3.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Myres, that the Ordinance be approved. The motion carried by the following vote:

Ayes: **6** - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie, First Vice-President Cluver and President Colbruno

Excused: **1** - Commissioner Lee

- 6.4 Resolution 24-86:** Approve the Port's Participation in the Jack London Square Improvement District for Ten Years, Approve and Authorize the Executive Director to Execute the Amended and Restated Jack London Improvement District Public Trust Agreement for a Ten-Year Service Period, Approve the Port Share Plan for the Jack London Improvement District for Year 2024, and Authorize to Remit Payment of \$195,070.67 to the City of Oakland Treasurer for Year 2023, for Certain Services Provided Within the Jack London District **(CRE)**

File ID: [\[335-24\]](#)

Chief Commercial Real Estate Officer, Jonathan Veach, introduced Item 6.4.

Savlan Houser addressed the Board on Item 6.4.

First Vice-President Cluver left the meeting at the hour of 5:48 p.m.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Dominguez Walton, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie and President Colbruno

Excused: 2 - Commissioner Lee and First Vice-President Cluver

- 6.5 Resolution 24-87:** Approve and Authorize the Executive Director to Execute Professional Services Agreements with Mott MacDonald Group, Inc., Schaaf & Wheeler, and Wood Rodgers, Inc., or if Negotiations with Any Firm is Unsuccessful, with the Next Highest Rated Firms for On-Call Civil Utility Design Services for Four-Year Terms Renewable Up to Two Years with an Aggregate Maximum Compensation for All Agreements Not to Exceed \$12,000,000.
(Engineering)

File ID: [\[315-24\]](#)

Director of Engineering, Emilia Sanchez, introduced Item 6.5.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Myres, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie and President Colbruno

Excused: 2 - Commissioner Lee and First Vice-President Cluver

7. UPDATES/ANNOUNCEMENTS

There were no "Updates or Announcements" on the Agenda.

8. SCHEDULING

- 8.1 Resolution 24-88:** Adopting the Regular Board Meeting Schedule for Calendar Year 2025 (Board).

File ID: [\[339-24\]](#)

Secretary of the Board, Daria Edgerly, introduced Item 8.1.

A motion was made by Second Vice-President Leslie, seconded by Commissioner Martinez, that the Resolution be approved. The motion carried by the following vote:

Ayes: 5 - Commissioner Dominguez Walton, Commissioner Martinez, Commissioner Myres, Second Vice-President Leslie and President Colbruno

Excused: 2 - Commissioner Lee and First Vice-President Cluver

OPEN FORUM

There were no Public Speakers in Open Forum.

ADJOURNMENT

There being no additional business, the Meeting was adjourned at the hour of 5:53 p.m.

Approved: December 19, 2024

Daria Edgerly
Secretary of the Board